

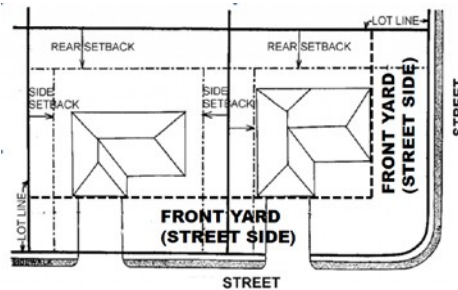
The installation, placement, and repair of all fences require a building permit.

(Fences between the street and the front elevation of the existing home)

SECTION 435.030: ORNAMENTAL FENCES ON RESIDENTIAL LOTS

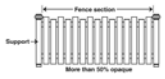
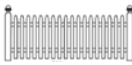
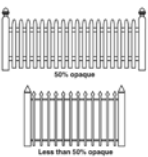
Any fence existing on March 1, 1989 in the front yard of a lot in a residential zone or in the front or side yard of a corner lot in a residential zone shall not be prohibited; provided that any substantial repair or replacement of any such fence shall conform with the requirements of this Section.

PLACEMENT: Fences located within the front yard setback area shall be limited to ornamental fences only. This includes any fences located between the street right-of-way and the front building elevation of the existing home. On corner lots, the ornamental fence requirements are applied to both streets.



DESIGN CRITERIA: All fences permitted hereunder shall conform to the following requirements:

- Materials:** Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood. Chain link fences, wire fences or other similar material are not permitted. Fences shall be of durable and substantial construction and shall not contain any barbed wire, sharp or protruding edges, electric charging devices or other dangerous characteristics.
- Height:** Fences shall be no less than eighteen (18) inches and no more than thirty-six (36) inches in height.
- Setback:** Fences eighteen (18) inches in height shall be set back at least one (1) foot from any sidewalk used by the public and for every six (6) inch increase in height of the fence over eighteen (18) inches of height, the fence shall be located one (1) additional foot away from any sidewalk used by the public. Where no sidewalks exist, the fence shall be located no less than five (5) feet from the street right-of-way abutting the lot. Additional setback distance may be required at street intersections to provide adequate traffic site distance.
- Transparency:** The open area of a fence not built entirely of stone, rock, concrete, masonry or brick, expressed as a percentage of total vertical surface area per side, shall be as follows:

Height:	Minimum Percent (%) Open Area	Opacity (the degree to which light or views are blocked).	Illustration Type
Up to 18-inches	None		Permitted only when fence is 18-inches or less
Up to 30-inches	30%		Permitted for fences 30-inches or less
Up to 36-inches	50%		Any fence 30-inches or up to the maximum 36-inches

Any fence built entirely of stone, rock, concrete, masonry or brick shall not be required to have a minimum percentage of open area.

(Rear and Side Yards)

SECTION 435.040: RESIDENTIAL FENCES ON REAR AND SIDE YARDS

Fences erected on rear and side lots shall be subject to the following provisions:

1. Fences may not exceed six (6) feet in height and may be located only within required rear or side yards. On corner lots, fences may not be located in required front and side yards.
2. No fences shall be constructed of lightweight materials such as chicken coop wire, barbed wire or bamboo. Notwithstanding the preceding sentence, chicken coop wire may be used for vegetable gardens located within the perimeter of rear or side yards.
3. All **new or replacement** fences shall be constructed with posts, framing and other structural support facing the area to be enclosed and the finished surface facing away from the area to be enclosed.
4. All wooden fences:
 - a. Shall consist of treated or exterior grade lumber, or shall be properly painted or preserved; and
 - b. Shall at all times be kept in good repair.
5. Double-sided fences shall have the same exterior finish on each side.
6. Any person who desires to erect a fence on a residential lot within the City of Olivette shall file an application for a building permit with the Building Official, in which the applicant:
 - a. Shall identify the proposed dimensions and location of the fence and the materials from which it is to be constructed;
 - b. Indemnify the City for any losses incurred should the applicant construct any portion of the fence on the wrong property; and
 - c. Execute an acknowledgment that it is in the best interest of the subject property owner to submit a legal survey of the subject property with the application.

Only the property owner may execute an application for a residential fence permit. If the proposed fence conforms to the provisions of this Section, the Building Official shall issue a permit.

7. Any person, firm or corporation violating the provisions of this Section shall be deemed guilty of an ordinance violation and upon conviction thereof shall be subject to the penalties provided for the violation of municipal ordinances.

REQUIREMENTS FOR A BUILDING PERMIT

1. Completed application for Building Permit.
2. Permit fee:
 - Minor fence repair - \$35 (vertical face board replacement, no structural components)
 - New installation and replacement - \$75, plus \$10 for each 100 linear feet of fencing.
3. 3-copies of property site plan illustrating all improvements, including placement, height, and total linear feet of fence.
4. 3-copies of the fence specifications, including scaled elevation, design, and materials.

Permit reviews are conducted within 5 to 10 working days. Once the permit is reviewed and ready to be issued, staff will contact the applicant. Once the applicant is in possession of the approved building permit, work may commence on the site. A final inspection must be scheduled within 6-months after the date the permit was deemed approved. Failure to schedule a final inspection within 6- months will deem the permit abandoned and a new application and fee will be necessary to continue.